

Adopted at Meeting of 10/31/74

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL SE-41 SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Shick Tin Chan has expressed an interest in and has submitted as satisfactory proposal for the development of Disposition Parcel SE-41, in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON DEVELOPMENT AUTHORITY:

1. That Shick Tin Chan be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-41 in the South End Urban Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
 - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed construction and rental schedules.

2. That disposal of Parcel SE-41 by negotiation is the appropriate method of making the land available for development.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-60004)



NAME SHICK TIN PHAN

ADDRESS D 304 Tai Tong Village
212 HARRISON AVE BOSTON

TELEPHONE NO. 442-1448

LETTER OF INTENT

SUBJECT: REHABILITATION OF BUILDING AT

SOUTH END URBAN RENEWAL AREA, BOSTON, MASSACHUSETTS

Dear Sir:

I am interested in rehabilitating the above-mentioned building at

36 HANSON ST. BO. END, BOSTON

If selected by the Boston Redevelopment Authority as developer of the property, I intend to accomplish the following:

1. To rehabilitate the subject building substantially in accordance with the suggested General Rehabilitation Guide and controls contained in the Developer's Kit. (If the developer intends to deviate from the suggested rehabilitation in any substantial way, design drawings prepared by an architect must be submitted with the proposal and this statement should be modified accordingly.)
2. To work with the COMMUNITY in making housing accommodations available to community residents.
3. I am aware that Section 312 financing may not be available and that it may be necessary for me to obtain an alternative means of financing the proposed rehabilitation. I am, therefore, willing and able to carry out the proposed rehabilitation using conventional financing.
4. To retain _____ as architect for the proposed rehabilitation.
5. Upon conveyance of the property construction will commence within 3 months and be completed within 12 months thereafter.

Enclosed as part of this proposal are completed Public Disclosure Forms H-6004, Part I & II, and statements from my financial institutions indicating my financial resources. The Public Disclosure Forms include the following:

Proposed number of dwelling units:

Two

Estimated cost of rehabilitation per dwelling unit:

15,000

Total estimated cost of rehabilitation:

30,000

Source and amount of equity funds:

Projected monthly rent per apartment:

170

Projected montly rent per commercial space: _____

Sincerely,

John J. Murphy

Name of Developer

MEMORANDUM

October 31, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL SE-41

SUMMARY: This memorandum requests that the Authority tentatively designate Shick Tin Chan as Redeveloper of Parcel SE-41 in the South End Urban Renewal Area.

Parcel SE-41 consists of approximately 1, 175 square feet and is located at 36 Hanson Street, in the South End Urban Renewal Area.

Mr. Shick Tin Chan, 212 Harrison Avenue, Boston, has submitted a proposal for the rehabilitation of Parcel SE-41 for rehabilitation purposes in accordance with Authority Standards, guidelines and the South End Urban Renewal Plan.

Mr. Chan's proposal calls for the rehabilitation of the 2-unit structure at an estimated cost of \$30,000.00. The financing will be obtained from HUD 312 funds, if available, or a private institution.

It is appropriate at this time to tentatively designate Mr. Chan as Redeveloper of Parcel SE-41 so that formal processing of plans and financing arrangements may be initiated. Mr. Chan's submission indicate sufficient ability to act as the Redeveloper for Parcel SE-41.

I, therefore, recommend that the Authority tentatively designate Mr. Shick Tin Chan as Redeveloper of Parcel SE-41 in the South End Urban Renewal Area.

An appropriate Resolution is attached.

